

PLANNING BOARD
Meeting Minutes
Tuesday, July 16, 2013
Town Hall, 120 Main Street
7:00 PM

1 Present: J. Simons, R. Rowen, M. Colantoni, D. Kellogg, L. Rudnicki, L. McSherry

2 Absent:

3 Staff Present: J. Tymon, J. Enright

4
5 Meeting began at 7:10pm.

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7 **POSTPONEMENTS**

8 CONTINUED PUBLIC HEARING, 0 Great Pond Road (Map 35 Lot 4): Application for a
9 Watershed Special Permit. Applicant seeks to construct a single family dwelling with
10 appurtenances on a presently undeveloped, buildable lot.

11
12 **PUBLIC HEARINGS**

13 CONTINUED PUBLIC HEARING, 1077 Osgood Street: Application for a Watershed Special
14 Permit and Site Plan Review Special Permit. Applicant proposes to construct a 3,672 sq. ft.
15 single story retail bank, parking lot, and stormwater structures within the Non-Discharge Zone
16 and Non-Disturbance Zone of the Watershed Protection District.

17 J. Tymon: Changes have been made to the traffic plan. Peer reviews were just received today
18 for the civil, traffic, and stormwater. There are still some major issues in regards to stormwater.
19 The entire project is within the Watershed Protection District and it is within the DEP Zone A.
20 Infiltration is not allowed within Zone A. The quality and quantity of water entering the Lake
21 cannot degrade. There has to be 80% Total Suspended Solids (TSS) removal. The Town's peer
22 reviewer has stated that the particular underground detention storage systems on the plan does
23 not provide for 80%. A meeting is scheduled next Tuesday with the applicant and L. Eggleston
24 to discuss the stormwater management plan.

25 Richard Barthelmes, Lynnfield Engineering: The site has been re-designed and re-reviewed
26 since the last meeting. Reviewed the changes to the traffic plan and the responses to the peer
27 review comments. The return lane on the previous plan has been eliminated, the project has
28 shifted to the east, and the handicap parking is now adjacent to the building. A truck turning
29 analysis will be provided.

30 BOARD: Questioned whether the width of bypass lane is adequate, if the queue at the drive-
31 through would obstruct cars from backing out of the parking spaces, whether the parking spaces
32 closest to the entrance of the bank parking lot would provide enough space for a car to back out
33 without obstructing the flow of traffic from RT 125 into the plaza, and if the stop sign and hard
34 left turn at the end of the entrance lane to the Butcher Boy plaza would cause a queue of traffic
35 that could back up to RT 125.

36 R. Barthelmes: Some of the parking spaces closest to the entrance of the bank parking lot may
37 be eliminated. A parking analysis for the entire plaza was completed and the parking needs have
38 been met with some additional parking spaces added to the rear of the market for employee use.

39 J. Simons: Requested the Town Planner provide the Board's feedback on traffic and parking
40 concerns to the peer reviewer.

41 R. Barthelmes: Reviewed the proposed changes to the stormwater management system and
42 stated that a meeting with L. Eggleston is scheduled next week to try to come to an agreement on
43 what will satisfy the requirements for the Town and DEP. All of the stormwater on the existing

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44 site flows to the Merrimack River. The existing detention pond only collects water that falls into
45 it. The intent of the detention pond was that if the piping system surcharged it would handle the
46 flow.

47 R. Barthelmes: There are architectural renderings in the submitted plan set that will be reviewed
48 at the next meeting. The landscaping plan consists of two large planted beds on each side of the
49 site entrance, planted beds around the building, an area of shrubs around the existing detention
50 basin will be removed, and new trees will be planted along Great Pond Road. A versa lock
51 retaining wall will be constructed. Pictures and a design plan will be provided at the next
52 meeting. The wall is 7' high with 12"-16" below grade.

53
54 **DISCUSSION**

55 Open Space Plan: Survey Results, Draft Goals and Objectives

56 J. Tymon: The survey is complete; however, the results have not been compiled yet. These
57 results will be reviewed at an upcoming meeting.

58
59 **MEETING MINUTES**: Approval of July 2, 2013 meeting minutes.

60 **MOTION**

61 A motion was made by L. Rudnicki to approve the July 2, 2013 meeting minutes. The motion
62 was seconded by D. Kellogg. The vote was unanimous, 6-0 in favor.

63
64 **ADJOURNMENT**

65 **MOTION**:

66 A motion was made by R. Rowen to adjourn the meeting. The motion was seconded by D.
67 Kellogg. The vote was unanimous, 6-0 in favor.

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69 The meeting adjourned at 8:15 pm.

70
71 **MEETING MATERIALS**: Agenda, 1077 Osgood Street: Response to Hancock Associates peer
72 review by Lynnfield Engineering dated June 26, 2013, Response to Eggleston Environmental
73 peer review by Lynnfield Engineering dated June 26, 2013, Response to Vanasse & Associates
74 peer review of Site Plans and Traffic Impact and Access Study dated June 18, 2013 by Bayside
75 Engineering, Eggleston Environmental review letter dated 7/15/2013, Hancock Associates
76 review letter dated 7/15/2013, Vanasse & Associates, Inc. review letter dated 7/15/2013,
77 Landscape Plan (L-1), Site Lighting Plan (E-1, E-2), Existing Conditions Plan, Overall Site
78 Improvement Plan, Site Layout Plan, Site Grading, Drainage, and Utility Plan, Site Layout Plan,
79 7/2/2013 draft meeting minutes.